

TAWNY COTTAGE, HIGH STREET, DEDDINGTON, OX15 0SL



**£3250pcm
Unfurnished**

This wonderful four-bedroom home – a newly renovated and extended stone-faced Victorian cottage with heaps of space, private garden, and off-street parking (which is a rarity in Deddington) – is brilliantly located for an easy wander to the village centre with its array of local shops and highly regarded farmer's market.

- Entrance hall
- Reception Room with wood burning stove
- Kitchen/Dining Room with bifold doors on to the garden
- Four Bedrooms
- Two Bathrooms
- Guest cloakroom and utility room
- Garden
- Garage and off-street parking

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THE PROPERTY

This fabulous home has a large private gated driveway, there's ample off-street parking for at least two cars, and the house is just shy of 1,400 sq ft, which unfolds over three storeys.

The ground floor is a well-considered space, as you enter through the front door, there is a very useful coat and boot room which is nicely hidden out of sight of the main living area. As you walk through to the living room, you are met by a wonderful cosy space with original window seats and a warming wood burning stove. Arguably the most inviting room in the house is the extended kitchen and dining room at the rear which has great light, a modern feel and a strong connection with the outside. Its west-facing aspect maintains a wonderful quality of light throughout the day and especially during the afternoon and evening when the sun sets. The kitchen and living areas are fluid and sociable, with wooden and tiled flooring underfoot and a set of collapsible sliding doors opening the space onto the garden (great for hosting), this property is designed for the daily practicalities of family life. The kitchen is well-equipped with plenty of worktop space, a large central island, fridge and freezer, dishwasher, eye-level ovens and gas hob with extractor. The separate utility room has plumbing for a washer/dryer, further storage and the all-important guest cloakroom.

There are three bedrooms on the first floor, all with oak flooring. The main bedroom is positioned at the back of the house, with a beautiful raked ceiling and making the most of the garden views, it is also adjacent to a smart bathroom (which doubles as the family bathroom) with not only a bathtub, but also a separate shower too.

The top floor of the house has been converted to a fourth bedroom, which also has an en-suite shower room.

The property has an excellent C EPC rating and is fully double glazed throughout and underfloor heating throughout the ground floor.

The easily maintained garden faces west and gets a brilliant amount of sunshine over the course of the day and into the evening. Landscaped during the renovation, the garden's planting is still maturing but raised beds offer scope for growing vegetables and flowers. The patio which leads from the kitchen is enclosed by rendered walling, and has steps up to the raised seating area which is another great space for outdoor entertaining.

The house also has the benefit of off-street parking and a garage at the very rear of the plot.

THE AREA

Deddington is a picturesque market town on the outskirts of the Cotswolds which is an Area of Outstanding Natural Beauty. The village has an array of shops which are perfect for everyday needs, including a doctor's surgery, deli, supermarket, post office as well as several pubs. For more substantial shopping, the nearby towns of Banbury, Chipping Norton and Oxford are within easy reach. The popular Daylesford Organic Farm is 18 miles away, and Soho Farmhouse is also a 10-minute drive.

The very popular Bicester Village luxury designer shopping outlet is within easy reach too, offering one of three gateways to easily access London by train. You can also take the train from Banbury which arrives at London Marylebone in approximately an hour or Bicester North. The M40 can also be joined at Junction 10 or 11.

You have a choice of three airports in fairly close proximity - Heathrow Airport (62 miles) Birmingham Airport (45 miles) and Oxford Airport (12 miles).

There are also a number of popular state and private schools closeby, Deddington Primary, The Warriner Secondary School, Bloxham School, The Dragon, Tudor Hall, Oxford High School and Winchester House School to name but a few.

Local Authority: Cherwell District Council

EPC: Band C

Council Tax Band: D - £2203.86 (2023-2024)

FLOORPLAN

Tawny Cottage, High Street, Deddington, OX15 0SL



















